166.0	0003	0010.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	879,900 /	879,900
USE VALUE:	879,900 /	879,900
ASSESSED:	879,900 /	879,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		CLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOTO MAKI & TAKASHI
Owner 2:	KOTO MICHIKO
Owner 3:	
Street 1:	11 CLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARMAN MATTHEW /KOTO MAKI -
Owner 2:	KOTO TAKASHI -
Street 1:	11 CLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .217 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Brick Veneer Exterior and 2559 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9434.000	387,800		492,100	879,900
Total Card	0.217	387,800		492,100	879,900
Total Parcel	0.217	387,800		492,100	879,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.81 | /Parcel: 343.81

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	110043
GIS Ref	
GIS Ref	
Insp Date	08/21/18

!12871!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 166.0-0003-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	387,800	0	9,434.	492,100	879,900		Year end	12/23/2021
2021	101	FV	374,900	0	9,434.	492,100	867,000		Year End Roll	12/10/2020
2020	101	FV	374,600	0	9,434.	492,100	866,700	866,700	Year End Roll	12/18/2019
2019	101	FV	309,500	0	9,434.	492,100	801,600	801,600	Year End Roll	1/3/2019
2018	101	FV	309,200	0	9,434.	435,900	745,100	745,100	Year End Roll	12/20/2017
2017	101	FV	309,200	0	9,434.	365,600	674,800	674,800	Year End Roll	1/3/2017
2016	101	FV	309,200	0	9,434.	365,600	674,800	674,800	Year End	1/4/2016
2015	101	FV	291,000	0	9,434.	316,400	607,400	607,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:43:00

LAST REV

Date	Time
11/06/19	10:39:04
danam	

USER DEFINED

Prior Id # 1:	110043
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12871

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARMAN MATTHEW	65423-31		5/27/2015	Convenience	99	No	No		Name change Maki Koto Carman--->Maki Koto (Di
CARMAN MATTHEW	42333-77		3/29/2004	Family	5	No	No		
CARMAN MATTHEW	42278-345		3/22/2004	Family	5	No	No		
CROOKS JAMES B	30875-129		11/17/1999	Family	315,000	No	No		
	8722-139		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2019	668	Re-Roof	9,000	C				
8/2/2000	910	Addition	179,000	O				24X30 2 STORY ADDI

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	Inspected	CC	Chris C
7/19/2018	TTL REFUSAL	CC	Chris C
12/11/2008	Meas/Inspect	163	PATRIOT
12/7/1999	Meas/Inspect	243	PATRIOT
7/24/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9434		Sq. Ft.	Site		0	70.	0.75	8									492,115						492,100	

Total AC/HA:	0.21657	Total SF/SM:	9434	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	492,115	Spl Credit		Total:	492,100

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.22700226
Const Adj.:	1.02689719
Adj $ / SQ:	138.601
Other Features:	123500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	561994
Depreciation:	174218
Depreciated Total:	387776

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	5	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

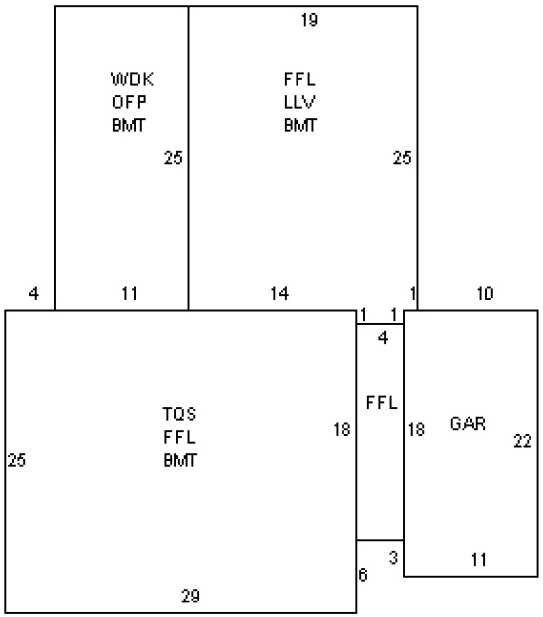
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	152.46
Special Features:	0	Val/Su Net:	84.86
Final Total:	387800	Val/Su SzAd	213.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,479	60.810	89,939
FFL	First Floor	1,276	138.600	176,854
TQS	3/4 Story	544	138.600	75,364
LLV	Lower Level	479	62.370	29,875
OFP	Open Porch	275	23.110	6,354
WDK	Deck	275	9.900	2,721
GAR	Garage	242	26.010	6,295
	Net Sketched Area:	4,570	Total:	387,402
Size Ad	1819.75	Gross Area	4751	FinArea 2559

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 166.0-0003-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: